

Mayor Patrick L. McCrory

Nancy G. Carter
Harold Cogdell, Jr.
Malcolm Graham
Don Lochman
James E. Mitchell, Jr.

Mayor Pro Tem Patrick De'Angelo Cannon

Patrick Mumford
Sara S. Spencer
John Tabor
Lynn Wheeler
Joe White

CITY COUNCIL MEETING
Monday, April 8, 2002

5:00 p.m.

Conference Center

Dinner Briefing
(See Table of Contents)

7:00 p.m.

Meeting Chamber

- **Invocation**
- **Pledge of Allegiance**
- **Awards and Recognitions**
- **Formal Business Meeting**

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Briefing on Affordable Housing Projects

Resources: Stanley Watkins, Neighborhood Development
Jeffrey Meadows, Neighborhood Development

Time: 15 minutes

Synopsis of Presentation:

The purpose of the briefing is to make Council aware of forthcoming housing developments being considered for City funding.

Neighborhood Development has prepared a briefing for the housing projects below:

Project Name	Type	Developer	Total Cost	City Funds	Units
Pleasant View	Multi-Family	Charlotte-Mecklenburg Housing Partnership	\$3,222,812	\$2,222,812	40

This project is subject to the Housing Locational Policy and requires an Impact Report which is attached.

Project Name	Type	Developer	Total Cost	City Funds	Units
Davant Glen* (Homeownership)	Single Family	Habitat for Humanity	\$888,730	\$166,981	16
St. Peters' Home* (Disabled)	SRO ¹	St. Peters' Home, Inc.	\$1,860,902	\$1,025,542	64 Rooms

¹ Single Room Occupancy Facility

*These projects are exempt from the Housing Locational Policy and do not require an Impact Report. These projects are exempt because they are considered rehabilitation, homeownership, elderly, disabled or special needs population housing, or conversions from market rate to assisted housing. Neighborhood Development prepared summary information for these projects which is attached.

Future Action:

The Council may permit a development to move forward for a Council decision on April 22, 2002 or refer the development to a Council Committee for additional review.

Attachment 1
Housing Bond Projects
Impact Report
Project Descriptions
Site Plan
Elevations

2. Community Safety in Threatened and Fragile Neighborhoods

Resource: Darrel Stephens, Charlotte-Mecklenburg Police

Time: 30 minutes

Synopsis of Presentation:

Provide an overview of policing activities in the Optimist Park Neighborhood, progress over the past few years and approaches that can be implemented that will help enhance neighborhood safety.

Related materials will be provided in the Friday, April 5th Council-Manager Memo.

3. Big Box Committee Interim Report

Resource: Tom Flynn, Economic Development Office

Time: 15 minutes

Synopsis of Presentation:

- The Committee is reviewing issues regarding currently vacant big boxes and how to prevent future big boxes from becoming vacant. This Interim report is only about existing vacant big boxes.
- Review reasons for existing big boxes
- Review Committee's proposed solutions to existing vacant big boxes
- Elicit City Council comments and feedback and identify any solutions that City Council has concerns about.

Future Actions:

This item is for information only. The complete report will be presented to City Council in late summer 2002. Council will be asked to take action at that time.

Attachment 2
Interim Report Big Box Review Committee

4. Hoskins Mill Apartments Update

Resource: Stanley Watkins, Neighborhood Development

Time: 30 Minutes

Synopsis of Presentation:

This presentation provides a status report on the 189-unit Hoskins Mill Apartments located on Hoskins Road in West Charlotte. The apartments serve low-income family and elderly households earning less than 40% of the area median income (AMI) or \$24,160.

On December 16, 1988, the City made a deferred loan in the amount of \$2,355,000 to Hoskins Mill, LLC to finance the apartment complex.

The total debt on the property is \$4,677,241 (1st First Union - \$419,412, 2nd Hoskins Mill, LLC - \$1,902,829 and 3rd City - \$2,355,000).

On July 23, 2002, the City Council approved a release of the City lien on the property due to financial issues associated with the property. The release was contingent upon the Hoskins Mill, LLC obtaining refinancing and other considerations including continued affordability requirements and making necessary repairs. The release was never executed primarily because the LLC was not able to obtain financing.

In November 2001, LaMar, Inc. of Virginia acquired the First Union loan and the Hoskins Mill, LLC Loan (actually a Housing and Urban Development loan). On November 16, 2001, the Hoskins Mill LLC filed for bankruptcy, in effect, negating the closing of the First Union Loan. Disposition of this matter is now up to a bankruptcy court.

The City has been approached by both parties of interest relative to resolution of the matter. Generally, the Limited Partners of the Hoskins Mill LLC have put forward a proposal, which requires additional funding from the City of between \$750,516 and \$1,000,000. The funds will be used to pay off outstanding liens, accounts payable, bankruptcy costs and rehabilitate the units. The current affordability period will continue with the property deeded to the City at the expiration of tax credits in 2005.

Generally, Lamar, Inc. has proposed continued subordination of the City's existing debt for a 10-year period to be release at 10% per year. In exchange, LaMar will maintain affordability of the units (up to 60% of AMI as units become vacant) for the 10-year period, make necessary repairs and be allowed to covert units to low income for sale units as they become vacant.

Future Action:

City staff continues to negotiate with LaMar, Inc to find a resolution to this matter. Final agreements will be brought forward for City Council approval.

5. Committee Reports by Exception

Restructuring Government: Off-Airport Rental Car Fees

7:00 P.M. AWARDS AND RECOGNITIONS MEETING CHAMBER

CONSENT

- 6. Consent agenda items 15 through 32 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

PUBLIC HEARING

7. Public Hearing on Voluntary Annexation of Charlotte-Mecklenburg Schools Property and Adjacent Fire Station

Action: A. Hold a public hearing for the voluntary annexation of the Hawk Ridge Elementary School and Fire Station 32 properties; and

B. Adopt ordinances with an effective date of April 9, 2002 to extend the corporate limits to include these properties.

Staff Resource: Jonathan Wells, Planning
Mike Boyd, City Attorney's Office

Explanation:

The purpose of the public hearing is to obtain community input on the proposed voluntary annexations.

The annexation that became effective on June 30, 1999 included an area north of Bryant Farms Road in South Charlotte. During this same time frame, Charlotte-Mecklenburg Schools constructed Hawk Ridge Elementary School at 9201 Bryant Farms Road on the south side of the road immediately beyond the City limits. As a joint use project, the City of Charlotte constructed Fire Station 32 on an adjoining parcel that also currently lies immediately outside the City limits. This station was proactively sited given the eventuality that future annexations would encompass both the station property and other future service areas further to the south. The school property is 17.6 acres and the fire station property is 2.7 acres, resulting in a total annexation area of 20.3 acres.

Since the school lies outside the City limits, it is not served by the Charlotte Fire Department, or by Station 32, located right next door. Charlotte-Mecklenburg Schools has requested this action in order to increase the level of emergency service in the event a request for fire service (which includes first response for medical emergencies) is needed by the school or its occupants. The school is currently served by the Carolina Volunteer Fire Department, whose station is located at 10101 Providence Road West, which is 2.25 miles from the school.

Given the proximity of Station 32 to the school site, and the relationship of their boundaries relative to the City limits, annexation of both the school and fire station sites is logical. The fire station property is surrounded by the school property on three sides and by the City limits on the fourth side. To annex the school property and not the fire station property would leave the station outside the City limits and surrounded entirely by properties within the City limits.

No additional personnel or equipment is expected to be required for this annexation. The Charlotte Fire Department is in favor of this annexation.

Resolutions were adopted by Council establishing April 8, 2002 as the date for the public hearing. The notice has been published in the Charlotte Observer. The 60-day notice requirement has been given to the six Mecklenburg Towns and to the municipalities with which Charlotte has annexation agreements.

Attachment 3

Map of proposed annexation area
Ordinances

POLICY

8. City Manager's Report

9. Off-Airport Rental Car Fees



Action: A. Approve the Restructuring Government Committee recommendation to increase off-airport rental car fees to 10% of gross revenues; and

B. Adopt an ordinance amending the City Code.

Committee Chair: Joe White

Staff Resource: Jerry Orr, Aviation

Explanation:

The City, like nearly all other airport owners, charges rental car companies that operate their businesses at the Airport a certain percentage of gross revenues for Airport-generated business. A rental car company with a concession agreement with the City operates from premises inside the terminal and pays 10% of gross revenues (or a flat minimum annual guarantee, whichever is higher). A rental car company with no concession agreement with the City operates from premises off of the airport and is currently charged 6% of gross revenues, pursuant to the City's Ground Transportation ordinance.

Currently, of the nine rental car companies that operate at the airport, only 1 is "off-airport." However, after September 11, 2001, with the decline in travel, the Aviation Department is concerned that one or more of the concessionaires might attempt to break their leases with the City and move off-airport.

Both National and Alamo filed for Chapter 11 protection on November 13, 2001, which means they will reorganize and stay in business. Under Chapter 11, they can use the bankruptcy law to reject their concession agreements with airports. It is possible they will use the threat of rejection of the agreement as leverage to renegotiate their fees and rent. Should National and/or Alamo reject their leases and agreements with the City, which they are entitled to do in bankruptcy, each could move off-airport. This would reduce their fees to the Airport from 10% to 6% under the current ordinance. It would also leave the City with significant unamortized capital costs in the facilities National and Alamo currently occupy. The rental car concession comprises 25% of the airport's annual concession revenue.

If the off-airport charge is the same as the on-airport charge, there is little incentive for the rental car companies, whether in bankruptcy or not, to attempt to break their leases and move off-airport.

This increase should not affect local residents who rent cars at the airport, because the 10% charge is applicable only to revenues generated by people who fly into Charlotte.

The effective date of this ordinance is July 1, 2002.

The Airport Advisory Committee recommends this action.

Committee Discussion:

This issue was discussed at the March 4th Restructuring Government Committee meeting with Council members Cogdell, Lochman, Spencer and White attending. The committee recommended the requested action 3-1 on March 18th. At the March 18th Committee meeting, Committee members Cogdell, Spencer and White voted to recommend increasing off-airport rental car fees to 10% of gross revenues. Committee member Lochman voted not to recommend the increase. The Restructuring Government Summary Minutes from March 4th and 18th are attached.

Attachment 4

Ordinance

March 4th and March 18th Restructuring Government Summary Minutes

BUSINESS

10. Carolina Theatre-Extend Option to Purchase



Action: Approve an extension of the Arts and Science Council's Option to purchase the Carolina Theatre from June 30, 2002 to December 31, 2003, including the rights for the City to terminate the Option in the event the City receives an offer to purchase the property during the term of the Option.

Staff Resource: Curt Walton, Budget & Evaluation

Explanation:

The ASC is developing a cultural facilities master plan that will not be complete until March 2003.

In order to consider the Carolina Theatre in the master planning process and to develop restoration and financing plans for the Theatre should its restoration be recommended as part of the master plan, the ASC requested extension of the Option from June 30, 2002 to June 30, 2003.

During the March 25th dinner presentation, it was suggested that the ASC and City staff consider extending the Option through December 31, 2003 rather than June 30, 2003 to allow sufficient time for the master plan to be discussed. The ASC and City staff concur that December 31, 2003 provides a more reasonable period during which to assess the recommendations of the master plan and to the develop appropriate implementation steps.

Also during the March 25th dinner presentation Council asked the ASC and City staff to consider a clause in the Option which would allow the City to terminate the option should the City receive a viable offer to purchase the property during the term of the Option. The ASC and City staff concur that this is an appropriate component of the Option and it recommended that this clause be added to the Option.

The purchase price remains \$1.2 million.

Background:

The Carolina Theatre opened in 1927 and remained operational until 1978. The Theatre was designed by C.C. Hook, one of Charlotte's first preeminent architects. The Theatre is one of four Carolina Theatres in North Carolina. The State of North Carolina has restored the other three.

The City acquired the property in 1985 as part of the City Fair project. In 1990 the City reached an agreement with American Fidelity Property Company (AFPC) which gave AFPC the Option and Right of First Refusal to

purchase City Fair and the Theatre. The Option fixed the purchase price of the Theatre at \$1.2 million. The Option could be exercised at anytime during the life of the Option upon 30 days notice. Immediately upon the expiration of the Option on December 31, 1998, AFPC held a Right of First Refusal to purchase the property through December 31, 2009.

In 1994 the Keith Corporation acquired the Option and Right of First Refusal from AFPC as part of The Keith Corporation's purchase of the City Fair property.

On September 22, 1998 the Keith Corporation donated the Option and the Right of First Refusal to the Arts and Science Council (ASC). The purchase price remained \$1.2 million.

The ASC subsequently requested the City extend the Option from December 31, 1998 to January 15, 2000. The extension was approved on December 14, 1998 with the following conditions:

- The ASC could not reassign the Option;
- The ASC waived its Right of First Refusal to purchase the property;
- The sale of the Theatre was conditioned on the City's approval of the ASC's preservation proposal;
- The ASC agreed to terminate the Option if restoration of the Theatre proved not to be feasible, there is no demonstrated programming need for the Theatre, or if financing cannot be secured.

In November 1999 the ASC requested and received extension of the Option until June 30, 2002 under the same terms and conditions.

Attachment 5

Third Amendment to Option Agreement

11. Plan Review and Adoption Process

Action: Endorse current process for review and adoption of Planning Commission plans.

Staff Resource: Gareth Walsh, Planning

Explanation:

Council has reviewed and adopted numerous plans over the last year and has worked with planning staff to ensure that the review and adoption process is as productive and efficient as possible, while allowing ample opportunity for public input. To clarify and formalize the process currently being used to review and adopt the various plans (i.e., Neighborhood, Area, Corridor, Comprehensive), staff has prepared a process flow chart for Council endorsement. (Please see attachment.)

In general, plans or initiatives that are broad in scope, often pertaining to the entire community, are initially reviewed by full Council and then may be assigned to Committee for further review and recommendation, or may continue to be reviewed by the full Council. In either case, a public comment session is held before full Council and the full Council takes final action on the plan. Examples of these types of broad-based plans include the *General Development Policies* currently under development and the *2015 Planning For Our Future* plan that Council adopted in 1997.

Plans dealing with specific segments of the community such as a neighborhood or business corridor are initially referred by the City Manager to Council Committee. Prior to the Committee making a recommendation on the plan, a public comment session is held before the full City Council. Full Council takes action on the plan, with consideration of the public input and the Committee recommendation. Examples of plans that proceed directly to Committee for the initial review include the *Optimist Park Neighborhood Plan*, the *West Morehead Corridor Plan*, the *East Boulevard Pedscape Plan* and plan amendments when they are not linked to a rezoning petition. If a plan amendment is associated with a rezoning, full Council reviews and takes action on it in conjunction with the rezoning petition.

Attachment 6

Plan Review and Adoption Process flow chart

12. General Obligation Bonds Sale

Action: Approve a resolution authorizing the sale of:

- A. \$40,000,000 of Two-thirds General Obligation Bonds,**
- B. \$12,020,000 of General Obligation Refunding Bonds;
and**
- C. \$33,000,000 of General Obligation Bonds.**

Staff Resource: Greg Gaskins, Finance

Explanation:

- A. On January 28, 2002 Council approved resolutions authorizing Two-Thirds Bonds and Refunding Bonds. On February 25, 2002 Council held a public hearing concerning these bonds and approved the bond orders.

The bond orders are for the following amounts:

Street	\$24,000,000
Housing	10,000,000
Land Acquisition	4,000,000
Public Improvement	<u>2,000,000</u>
	\$40,000,000

North Carolina General Statutes contain provisions for the issuance of bonds under a "two-thirds" rule. This rule provides for the issuance of general obligation debt, without a referendum, for an amount equal to two-thirds of the amount of general obligation net principal reduction in the previous fiscal year. The total two-thirds capacity available in this fiscal year is approximately \$62,000,000, of which \$40,000,000 is being used in the 2002-2006 Capital Investment Plan.

Projects to be funded are as follows:

East Side Strategy Plan	\$ 8,000,000
West Side Strategy Plan	3,600,000
MidTown Square Development	4,900,000
Stonewall Street Pedestrian Access	2,000,000
Tryon Mall Renovations-Phase II	5,500,000
Total Street Projects	24,000,000
Affordable Housing Program	10,000,000
Smart Growth Land Acquisition	4,000,000
Fire Burn Building Replacement	<u>2,000,000</u>
Total Projects	\$40,000,000

- B. The General Obligation Refunding Bonds will be \$12,020,000. The actual amount of bonds to be refunded is \$11,940,000. The City will realize net present value savings of approximately \$375,000. Refunding bonds are issued at a lower interest rate than the existing bonds so that the City realizes a savings. Market conditions determine the savings amount. Refunding is similar to refinancing a mortgage.
- C. The \$33,000,000 General Obligation Bonds consists of \$26,000,000 of Street Bonds approved by the voters November 3, 1998 as part of a \$98,300,000 referendum item and \$7,000,000 of Neighborhood Improvement Bonds approved by the voters on November 7, 2000 as part of a \$40,000,000 referendum item.

Background:

For the Two-Thirds Bonds and Refunding Bonds, City Council takes the following actions:

- make application to the North Carolina Local Government Commission
- hold a public hearing
- approve the bond orders
- authorize the actual sale

This is the final action for these bonds.

Funding:

Municipal Debt Service Fund

Attachment 7

Resolution

13. Nominations to Boards and Commissions

Action: Nominate citizens to serve as specified. Incumbents may be reappointed at this meeting.

A. AIRPORT ADVISORY COMMITTEE

One vacancy exists for to fill an unexpired term beginning immediately and serving until July 2003. Must be a resident of the West Side of Charlotte. James Roddey has resigned.

Attachment 8

Applications

B. AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY

One, three-year appointment beginning May 2002. Anthony Hunt is not eligible to be reappointed.

Attachment 9

Applications

C. BUSINESS ADVISORY COMMITTEE

Six appointments beginning April 2002 to serve three years. Three will be recommended by the Charlotte Chamber; Shelila Neisler and Leigh Rounds are eligible and would like to be reappointed; Thomas Winstead did not meet attendance requirements. One will be recommended by the Arrowood Association and Charles Gordon is eligible and wants to be reappointed. One will be recommended by the Manufacturer's Council; James Chappel is eligible and would like to be reappointed. Jeffrey Feemster, no category, is eligible and would like to be reappointed.

Attachment 10

Applications

D. CERTIFIED DEVELOPMENT CORPORATION

Five, three-year appointments beginning May 2002. Two will represent business organizations; Elton Shoemaker is eligible and wants to be reappointed; David Thompson is not eligible. One will represent local government; Richard Bargoil would like Council to waive the rule and appoint him to serve another term. Two will represent private lending institutions; Thad Downs and Robert Wardell, Jr. did not fulfill Council's attendance requirements.

Attachment 11

Applications

E. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION

Two appointments serving three years each and beginning July 2002. One will represent the Arts Community; Michael Vance is eligible and would like to be reappointed. One must represent the industry/user category; Shannon Reichley is eligible and would like to be reappointed.

Attachment 12

Applications

F. CIVIL SERVICE BOARD

One vacancy exists for service beginning May 2002 and serving for three years. Valerie Woodard is not eligible for reappointment.

Attachment 13

Applications

G. CLEAN CITY COMMITTEE

Four positions beginning immediately to serve three year terms. Nancy Gaskin, Cathryn Sleva, Thomas Uhlir and Anthony Willis are all eligible and would like to be reappointed.

One appointment beginning immediately and serving until June 2003. James Small has resigned.

Attachment 14

Applications

H. CMUD ADVISORY COMMITTEE

One appointment to represent a water/sewer contractor. Richard Glassen is not eligible to be reappointed.

Attachment 15

Applications

I. COMMUNITY RELATIONS COMMITTEE

One appointment beginning July 2002 to serve three years. Martin Lasker is eligible and would like to be reappointed.

One appointment beginning immediately and ending June 30, 2004. Isis Hanna has resigned.

Attachment 16

Applications

J. DOMESTIC VIOLENCE ADVISORY BOARD

One appointment beginning immediately and ending September 2002, then serving the next full three-year term. Randy Fink did not fulfill Council's attendance requirements.

Attachment 17

Applications

K. HISTORIC DISTRICTS COMMISSION

One appointment beginning July 2002 for three years to represent a business owner/operator in Dilworth. Allen Brooks is eligible and would like to be reappointed.

Attachment 18

Applications

L. HISTORIC LANDMARKS COMMISSION

One position beginning immediately and serving until July 2003. Bernard Felder has resigned.

Attachment 19

Applications

M. NEIGHBORHOOD MATCHING GRANTS COMMITTEE

Six appointments to serve two years beginning April 2002. Robert Burns, a neighborhood representative, Susan Lindsay and Elton Shoemaker (business category) are eligible and would like to be considered for reappointment. George Fountain representing a non-profit organization, Samuel Love, representing a neighborhood organization leader, and Joyce Love, open category, are not eligible.

Attachment 20

Applications

N. PAROLE ACCOUNTABILITY COMMITTEE

Two appointments for three years beginning July 2002. Charles Spell is eligible and would like to be reappointed; Robert Washington is not eligible.

Attachment 21

Applications

O. PLANNING COMMISSION

One, three-year appointment beginning July 2002. Wayne Johnson is eligible and would like to be reappointed.

Attachment 22

Applications

P. SISTER CITIES COMMITTEE

Eight terms beginning April 2003. Victoria Howell, Paula Little, Vernease Miller, and Lisa Schwartz are eligible and would like to be reappointed. Bernel Hall does not want to be reappointed; Audrey Gatewood is not eligible. Martin Lasker and Cheryl Mayfield did not fulfill Council's attendance requirements.

Attachment 23

Applications

Q. STORM WATER SERVICES ADVISORY COMMITTEE

One appointment beginning April 2002 and serving three years. Appointee must represent an environmental organization. Shay Baird is not eligible for reappointment.

Attachment 24

Applications

R. TRANSIT SERVICES ADVISORY COMMITTEE

One position beginning immediately and serving February 2005. Appointee must be a local or express service passenger. Carolyn Stroud has resigned.

Attachment 25

Applications

S. WASTE MANAGEMENT ADVISORY COMMITTEE

Two recommendations to the County Commission for appointments beginning immediately and ending 2004. Robert Lampley and Carolyn Minnich did not meet the County's attendance requirements.

Attachment 26

Applications

14. Appointments to Boards and Commissions

Action: Vote on blue ballots and give to City Clerk at dinner.

A. HOUSING TRUST FUND ADVISORY COMMITTEE

Vote for one to represent Banking/Finance:

Walter Davis by Council member Mitchell

Garrett Erdle by Council member White

John Gauthier by Council members Carter & Wheeler

Michael Genay by Council member Lochman

Brian Simpson by Council member Spencer

Paul Woolard by Council member Mumford

Vote for one to represent Development/Construction:

Jeff Bradsher by Council member Cannon

Jud Little by Council member Spencer

Robert Pennington by Council member Mumford

Kyle Woodstra by Council member Wheeler

Vote for one to represent the Real Estate Industry:

Anthony Lindsey by Council member Graham

Jud Little by Council member Tabor

Frank Martin by Council member Cannon

Ken Szymanski by Council member Mitchell

Vote for one to represent Neighborhoods:

Rickey Hall by Council members Cannon, Cogdell & Wheeler

Aaron McKeithan by Council members Carter & Mitchell

Attachment 27

Applications

Introduction to CONSENT

The consent portion of the agenda is divided into two sections: Consent I and Consent II.

Consent I consists of routine items that have been approved in the budget, are low bid, and have met MWBD criteria.

Consent II consists of routine items that have also been approved in the budget, but may require additional explanation.

Contracts awarded to Minority and Women Business Development (MWBD) certified companies are noted. The MWBD abbreviations are as follows:

ABE – Asian American

BBE – African American

HBE – Hispanic

NBE – Native American

WBE – Non-Minority Women

Disadvantaged Enterprises (DBE) is a federal program primarily used for Aviation and Transit. DBE is race neutral.

Contractors and Consultants

All contractors and consultants selections follow the Council approved process unless explained otherwise.

CONSENT I

15. Various Bids

**A. Water and Sewer Main Construction–FY02 CMU
Contract H–Street Main Extensions**

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$838,486.70 by Testa and Wirth, Inc. of Charlotte, North Carolina. The award is being made on a unit price basis for a period of one year with three, one-year renewal options. This project installs various sewer and water pipes and related equipment.

MWBD: 100% is subcontracted to McDaniel Construction Contractors, Inc. – a WBE firm.

**B. Morgan Street Neighborhood Improvements E&PM
and Storm Drain Improvements**

Recommendation: The City Engineer recommends the low bid of \$1,771,306.83 by Sealand Contractors of Charlotte, North Carolina. This project consists of two projects combined under one contract. The Morgan Street Neighborhood Improvements include construction of

curb, sidewalks, wheelchair ramps and drives; water and sewer upgrade; roadway paving and landscaping. The Storm Drain Improvements project will address house and street flooding in the same area. The work includes erosion control; culverts; drainage structures; retaining walls; guardrails; handrails; fencing and landscaping.

C. Resurfacing, FY2002-A E&PM

Recommendation: The City Engineer recommends the low bid of \$4,319,210 by Crowder Construction Company, Inc. of Charlotte, North Carolina.

Explanation: This project is one of two resurfacing contracts for FY-2002. Resurfacing Contract "A" will perform milling; concrete curb and handicapped ramp construction, and resurfacing on approximately 82 miles of streets within the northern portion of the city.

D. Prosperity Church Road Widening, Phase I E&PM

Recommendation: The City Engineer recommends the low bid of \$2,856,873.53 by Crowder Construction, Inc. of Charlotte, North Carolina. This project consists of widening Prosperity Church Road from Katelyn Drive to Mallard Creek Road and includes improvements at the intersection of Mallard Creek/Mallard Creek Church Roads.

E. Rockwell Park Neighborhood Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$1,062,082.14 by Crowder Construction Company of Charlotte, North Carolina. The Rockwell Park neighborhood is one of the 22 neighborhoods identified for improvements under the 2000 Neighborhood Improvement bond referendum. The project consists of infrastructure improvements on Rockwell Boulevard and the adjoining streets east of West Sugar Creek Road in the Rockwell Neighborhood.

**F. Interstate 77/277 Guardrail Weed Control- E&PM
FY2002**

Recommendation: The City Engineer recommends the low bid of \$109,890 by Dixie Lawn Care of Gastonia, North Carolina. This project consists of providing weed control, mowing and trimming for various areas along the Interstate 77 / 277 corridors at guardrail and fixture locations.

G. Colony Road/Runnymede Lane Intersection Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$326,760.08 by United Construction Company, of Charlotte, North Carolina. This project will construct left turn lanes on Runnymede Lane at its intersection with Colony Road. Construction of a new elementary school in the vicinity of this intersection requires shifting the main entrance from Barclay Downs Road to Colony Road, therefore requiring the necessary intersection improvement at Colony Road and Runnymede Lane. The new school is scheduled for completion by August 2002.

MWBD: United Construction Company is an ABE firm.

H. Colony Road Sidewalk Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$179,735.92 by DOT Construction, Inc. of Charlotte, North Carolina. This project will construct sidewalk improvements along the West side of Colony Road from Runnymede Lane to Myers Park High School.

MWBD: DOT Construction, Inc. is an ABE firm.

I. North Tryon Street Sidewalks, Package 14 E&PM

Recommendation: The City Engineer recommends the low bid of \$207,390.75 by Shaw Group Ltd. of Charlotte, North Carolina. This project will construct approximately 1,800 feet of new sidewalk on the West side of North Tryon Street from Northchase Drive to West Arrowhead Drive.

MWBD: Shaw Group Ltd. is a WBE firm.

16. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Unnamed Street off of Woodruff Place

Action: A. Adopt the Resolution of Intent to abandon a portion of Unnamed Street off of Woodruff Place; and

B. Set a public hearing for May 13, 2002.

Attachment 28

Map
Resolution

CONSENT II

17. Set Date for a Public Hearing Concerning a Public Monument for Al Rousso

Action: Set date of April 22, 2002 for a public hearing to consider a public monument to Al Rousso.

Staff Resource: Brad Richardson, City Manager's Office

Explanation:

The purpose of the public hearing is to consider an application to install a plaque in memory of former Council member Al Rousso on the City of Charlotte's clock at the entrance to Polk Park at the Square.

A public hearing by City Council is required before a public monument can be erected, pursuant to Article V of the Code of the City of Charlotte that outlines the procedures for the erection and dedication of public monuments.

Mayor McCrory asked Charlotte Center City Partners to recommend an appropriate way to preserve and perpetuate the memory of Al Rousso, a popular Center City merchant and former Council member and Mayor Pro-Tem (now deceased). Because of his leadership in raising funds for the purchase and installation of the City of Charlotte's clock at the entrance to Polk Park, Center City Partners has recommended that a 14" x 6" bronze plaque be affixed to the pedestal of the clock.

Southwood Corporation, a local sign company, will donate all of the design, production and installation costs for this project.

Center City Partners has also asked that Council decide the matter immediately following the public hearing on April 22, 2002 to allow for the plaque's installation and dedication this spring.

Copies of the application have been sent to appropriate departments for review prior to the date of the public hearing. Staff comments will be included as an attachment to the April 22, 2002 agenda item.

Attachment 29
Clock Plaque

18. Budget Ordinance to Fund Municipal Agreement for Traffic Signal Installations

Action: Approve a budget ordinance totaling \$9 million in State Department of Transportation (NCDOT) revenues for City Department of Transportation (CDOT) installation of State system traffic signals within City limits.

Staff Resource: Bill Dillard, Transportation

Explanation:

The NCDOT reimburses the City under municipal agreements for installation and maintenance of State signals within the City limits.

This arrangement ensures efficient maintenance, use of compatible equipment and timely upgrades and interconnection of signals.

This budget ordinance provides a funding source for the City to purchase State signal equipment, other necessary equipment and contractual services to fulfill the requirements of municipal agreements until reimbursement is provided by the State. NCDOT is committed to repay the City upon our billing of costs.

On January 13, 1997, Council approved \$3 million for State reimbursement. This funding has been expended and a new ordinance is needed.

Attachment 30

Budget Ordinance

19. Declaration of Withdrawal for an Alleyway running off North Sharon Amity Road

Action: Adopt a Resolution stating that the 10-foot alleyway running off North Sharon Amity Road between Monroe Road and Kelly Street is not part of the adopted street plan (thoroughfare plan).

Staff Resource: Scott Putnam, Transportation

Policy:

To abandon right-of-way that is no longer needed for public use

Explanation:

Staff would not typically support the abandonment of an alleyway providing rear access to business properties with frontage on a thoroughfare. These alleyways were intended to provide service/loading access to narrow commercial/office properties. These narrow alleyways can only support one-way traffic operation in a direction parallel to the adjacent thoroughfare. The

remaining portion of alleyway resulting from this withdrawal cannot adequately provide this intended access.

However, according to North Carolina General Statute 136-96, a right-of-way not utilized or accepted for maintenance within 15 years of dedication can be abandoned through the recording of the Declaration of Withdrawal with the Register of Deeds. The statute requires the City to adopt a resolution stating the right-of-way to be abandoned is not part of a proposed street plan. This unused and unopened alleyway is not part of any such plan; therefore, the City has determined that this requirement of the statute will have been met by adopting the resolution. Charlotte-Mecklenburg Utilities (CMU) has no existing utilities within the area to be abandoned that would require an easement.

Petitioners:

Triplett-Heard Rentals, LLC, Triplett-Barnes Rentals, LLC, G.E. Vinroot Construction Company, SIMWIN Properties, LLC and Clark CVSSAM, LLC

Right-of-Way to be abandoned:

An alleyway running off North Sharon Amity Road between Monroe Road and Kelly Street

Location:

From North Sharon Amity Road westwardly approximately 314 feet to its intersection with an alleyway running north/south

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioners

Attachment 31

Map
Resolution

20. Municipal Agreement–Revision of Traffic Signals, Installation of Mast Arms/Poles, and Fiber Optic Interconnect Cable on South Tryon Street from Sandy Porter Road to Youngblood Road

Action: Approve a resolution to authorize the Key Business Executive for Transportation to execute a Municipal Agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) for revision of traffic signals, installation of mast arms/poles, and fiber optic interconnect cable on South Tryon Street from Sandy Porter Road to Youngblood Road.

Staff Resource:

Gus Jordi, Transportation

Explanation:

NCDOT plans to widen South Tryon Street from I-485 to the South Carolina state line. As part of this project the City will revise traffic signals, install mast arms/poles, and fiber optic interconnect cable on South Tryon Street from Sandy Porter Road to Youngblood Road and a Municipal Agreement between the City and NCDOT is necessary. A Municipal Agreement between the City and NCDOT is necessary.

The Municipal Agreement provides for the City to perform all work for the project with costs reimbursed by the NCDOT not to exceed \$1,999,400. The format and cost sharing philosophy is consistent with past municipal agreements.

Funding:

Transportation Capital Investment Plan

Attachment 32

Resolution

21. Ballantyne Commons Parkway Roadway Improvements- Contractor Reimbursement

Action: Authorize the City Manager to reimburse Edison Foard Construction Company in the amount of \$169,312 for public roadway improvements on Ballantyne Commons Parkway.

Staff Resource: Scott Putnam, Transportation

Explanation:

The City typically will pave widening strips to a future curb and gutter as required through the land development process and installed by the developer.

Because of the scope of work and schedule for construction of the City's portion of the roadway improvements associated with Charlotte-Mecklenburg School's/Mecklenburg County Parks and Recreation's school and park development, it is not practical for City forces to do the necessary paving.

Edison Foard Construction Company can construct the City's portion of the roadway improvements at a cost less than the City because the contractor is already mobilized, on-site, and under contract to CMS.

The North Carolina General Assembly recently authorized the City to enter into road improvement contracts with private parties in instances where the private developer can construct the improvements using its contractor who is already doing work, using force account labor or a separate contractor or

where coordinating the work of the private contractor with the City's work is impractical or more costly. All requirements of the law have been met.

Funding:

Transportation Capital Investment Plan

22. Exchange of Land Rights on the Rail Corridor Along South Boulevard

Action: A. Approve a resolution authorizing an exchange of real property between the City of Charlotte and Time Warner, LLC; and

B. Authorize the City Manager to execute a Boundary Line Agreement and Release between the City of Charlotte and Time Warner, LLC.

Staff Resource: Kent Winslow, Engineering & Property Management

Policy:

"City Council will balance the benefits of the sale of any of its assets with other Council polices and goals." *Guidelines for Services Contracting and Asset Management, July 25, 1994.*

Explanation:

In 1999 the City of Charlotte purchased the 130-foot charter right-of-way formerly owned by Norfolk Southern Railroad in the South End area. The right-of-way is wider than necessary for trolley and transit purposes. A corridor approximately 70-feet wide is being retained for rail purposes, and approximately 30-feet along both sides of the corridor is surplus right-of-way.

City Council adopted a Rail Corridor Plan in 1998 to guide development along the corridor. The plan envisions the surplus right-of-way being incorporated into adjacent property for transit-friendly development or redevelopment. Accordingly, staff is working with landowners and developers to exchange the City's property rights for full and fair compensation, as provided in the North Carolina General Statutes.

Time Warner is expanding its existing facility and needs to acquire the excess rail corridor property that currently serves as a portion of its parking lot. The property is located east of the City's rail corridor, between Morehead Street and Carson Street. In order to facilitate development along the trolley corridor that is consistent with the Rail Corridor Plan, the following exchange is recommended:

City receives -

- \$118,043 in cash from Time Warner.
- 134,465 square feet of property will remain in use as the rail corridor

Time Warner, LLC will receive -

- Ownership of 8,328 square feet

Attachment 33

Resolution

23. Uniformed Security Guard Service for Charlotte-Mecklenburg Government Center and City Hall

Action: Approve a contract for \$1,753,915.11 (\$584,638.37 annually for 3 years) with Allied Security, Inc. for uniformed security guard services for the Charlotte-Mecklenburg Government Center (CMGC) and City Hall.

Staff Resource:

David Garner, Engineering & Property Management
Randy Robinson, Engineering & Property Management

Explanation:

Sixteen firms submitted proposals for security services. A qualification based selection process was used to choose Allied Security, Inc. as the new service provider. The term of the new contract is three years with an option to renew for two additional one-year periods.

Allied Security will provide and manage registered and trained, unarmed uniformed security guard services for the CMGC and City Hall. Services will include:

- administering the City's site security procedures,
- controlling access of persons, vehicles and property,
- greeting and directing visitors,
- maintaining site surveillance,
- identifying and reporting security violations,
- assisting City personnel in emergency situations, and
- taking prompt action to prevent or minimize losses, accidents, fires, - property damage, safety hazards and security incidents.

Expectations and requirements of security services at these facilities have increased significantly since the terrorist acts of September 11, 2001. The current security contract is a three-year contract for \$803,966 (\$267,989 annually) and expires April 2002. The current contract does not include a contingency. The new contract amount of \$1,753,915 includes a 15% contingency for after hour events. The increase in cost of these services is attributed to:

- an increase in the number of security guards,
- the need for a higher quality security staff; and
- an increase in wages due to the high demand of trained officers since September 11.

Funding:

Engineering and Property Management Operating Budget

24. Moores Chapel Neighborhood Improvements

Action: Approve Change Order #1 to the Moores Chapel Neighborhood Improvement contract with CMI, Inc. of Monroe, North Carolina for \$236,793.68.

Staff Resource:

David Meachum, Engineering & Property Management

Explanation:

Council awarded the contract on December 12, 2001 for \$1,649,764.86

Change Order #1 will provide for additional asphalt and storm drainage required to complete the project. The overruns are due to unsuitable subgrade and subsequent redesign of the drainage system. Prices for this change order were based on existing contract unit prices and negotiated prices for new items. The prices are appropriate for the work. The new contract sum is \$1,886,558.54

Funding:

Neighborhood Improvements Capital Investment Plan

25. Right-of-Way Agreement between North Carolina Department of Transportation and City of Charlotte

Action: Approve the sale of a portion of City owned property located at 4901 Neck Road (tax code 013-231-05) for additional right-of-way to North Carolina Department of Transportation.

Staff Resource:

Kent Winslow, Engineering & Property Management

Explanation:

The North Carolina Department of Transportation (NCDOT) needs to acquire additional right-of-way in fee simple and a temporary construction easement

from the City of Charlotte for the purpose of constructing a bridge over McDowell Creek on Neck Road.

The area required contains 45,302 square feet (1.04 acres) of fee simple right-of-way and 13,504 square feet (.306 acres) of temporary construction easement. The appraised value of the total area required is \$17,000. Charlotte-Mecklenburg Utilities, the City Attorney and Real Estate staff has reviewed the project and recommend approval of the sale to NCDOT.

Attachment 34
Map

26. Fire Department Grant Application and Budget Ordinance

Action: A. Approve the Fire Department's application for grant funding from the Federal Emergency Management Agency (FEMA), Assistance to Firefighters Grant Program, in the amount of \$329,000; and

B. Adopt a budget ordinance appropriating \$329,000 in federal funds to provide 70% of the total funding (\$470,000) required to obtain portable radios for every on-duty firefighter position.

Staff Resource: Luther Fincher, Fire

Explanation:

FEMA, through its Assistance to Firefighters Grant Program, provides funding directly to fire departments for the purpose of enhancing firefighter safety during emergency operations.

The Charlotte Fire Department currently has two portable radios per fire company, which means that two of the four on-duty positions cannot directly communicate with the incident commander and Fire Communications during operations at a fire or other emergency. Consequently, these firefighters cannot notify anyone if they are in trouble or if they observe a change in conditions that is not obvious to the incident commander.

The Department's goal is to ensure that each of the 213 on-duty positions has a portable radio assigned to it. The awarding of this grant will provide the Fire Department with the opportunity to meet this goal.

The FEMA Grant will provide 70% of the funding for these radios, with the City providing a required 30% match from existing appropriated funds in the Fire Department Apparatus Fund. Total funding of \$470,000 includes purchase of radios and maintenance and access costs. No additional ongoing funding will be required.

Funding:

\$329,000 from FEMA Grant funds, \$141,000 from the Fire Department Apparatus Lease Purchase funds

Attachment 35

Budget Ordinance

27. Regional Hazardous Materials Response Team Resolution and Budget Ordinance

Action: A. Adopt a resolution authorizing the City Manager to execute a contract with the North Carolina Office of Emergency Management to fund a regional hazardous materials response team for Region 7 with firefighters from the Charlotte Fire Department; and

B. Adopt a budget ordinance appropriating up to \$52,000 from the North Carolina Office of Emergency Management to fund equipment and training for the Regional Response Team.

Staff Resource: Luther Fincher, Fire

Explanation:

The North Carolina Office of Emergency Management has awarded the Charlotte Fire Department the regional response team for Region 7. This means that Charlotte's hazardous materials team will respond wherever needed in the region. Region 7 consists of 11 North Carolina counties (Cleveland, Gaston, Lincoln, Catawba, Alexander, Iredell, Rowan, Stanley, Union, Cabarrus, and Mecklenburg). NCOEM will provide annual operating costs, up to \$52,000, to the Fire Department, plus reimburse all costs for activations.

Funding:

NCOEM grant of \$52,000 will be used for equipment and training in the Fire Department Operating Budget

Attachment 36

Resolution

Budget Ordinance

28. Urban Search and Rescue Team Resolution and Budget Ordinance

Action: A. Adopt a resolution authorizing the City Manager to execute a contract with the North Carolina Office of Emergency Management to fund an urban search and rescue team with firefighters from the Charlotte Fire Department; and

B. Adopt a budget ordinance appropriating up to \$150,000 from the North Carolina Office of Emergency Management to fund equipment and training for the Urban Search and Rescue Team.

Staff Resource: Luther Fincher, Fire

Explanation:

This action will allow the Charlotte Fire Department to enter into an agreement with the North Carolina Office of Emergency Management to provide urban search and rescue services when needed throughout the state. The Charlotte Fire Department has 140 certified rescue technicians and is uniquely qualified to provide these specialized services. The Charlotte Fire Department will also host training classes funded by NCOEM, for other state USAR Teams.

NCOEM will reimburse the Charlotte Fire Department for annual expenses for training, equipment, etc., and for actual expenses for activations.

Funding:

NCOEM grant of \$150,000 will be used for equipment and training in the Fire Department Operating Budget.

Attachment 37

Resolution

Budget Ordinance

29. Ultraviolet Disinfection Systems at Irwin and Sugar Wastewater Treatment Plants–Professional Services Contract

Action: Approve a contract with Camp Dresser and McKee for \$943,000 to provide design services for new Ultraviolet Disinfection facilities at the Irwin and Sugar Creek Wastewater Treatment Plants.

Staff Resource: Doug Bean, Utilities

Explanation:

This contract will provide for design and construction administration services for ultraviolet (UV) disinfection systems at the Sugar and Irwin Creek Waste Water Treatment Plants. Design will also include removal of the existing chlorine systems at each plant, installation of sodium hypochlorite systems, and generator backup at Irwin Creek.

In May 2001 a study was completed which reviewed alternate disinfection methods at the two plants. The study concluded that UV disinfection was the overall preferred alternate to implement. Based on the results of this study, commitments were made to the EPA (in the Risk Management Plan) and to OSHA (in the Process Safety Management documents) to complete installation of these facilities by December 2003.

The Engineering firm of Camp Dresser and McKee was selected to perform this in accordance with City Council's approved selection process. Twenty-two firms were contacted with a Request for Qualifications. Of these 22, eight proposals were received. Based on qualifications and experience, staff determined that Camp Dresser and McKee was most qualified to perform this work.

Funding:

Sewer Capital Investment Plan

30. Change Order for US Airways Aircraft Support Center-- Wastewater Pretreatment System

Action: Approve a change order in the amount of \$141,152.93 to T.P. Smith Construction Company of Forest City, NC for additional equipment needed for industrial wastewater treatment.

Staff Resource: Jerry Orr, Aviation

Explanation:

This change order will provide additional equipment to treat industrial wastewater produced by US Airways' operations in accordance with their Charlotte-Mecklenburg Utilities discharge permit.

The Airport Advisory Committee recommends this action.

Background:

November 24, 1997 - Council approved refinancing \$86.7 million in Special Facility Revenue Bonds that were issued to construct US Airways; aircraft maintenance facilities at the airport. The refinancing included \$19 million in additional new bonds to fund additional facilities and to remodel existing facilities.

June 25, 2001 - Council awarded T.P. Smith Construction Company a contract in the amount of \$709,559 to construct an industrial wastewater treatment plant.

Funding:

Aviation Capital Investment Plan

31. Property Transactions

Action: Approve the following property acquisitions (A-C) and adopt the condemnation resolutions* (D-O).

Acquisitions:

- A. Project:** Albemarle Road Streetscape, Parcel #3
Owner(s): LNR Millennium Manager, Inc.
Property Address: 5501 Executive Center Drive
Property to be acquired: 5,438 sq.ft. (.125 ac.) of Permanent Sidewalk Easement plus 1,593 sq.ft. (.037 ac.) of Temporary Construction Easement
Improvements: Trees
Purchase Price: \$11,923
Remarks: This acquisition is required for the Albemarle Road Streetscape project. Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: O-1
Use: Office
Tax Code: 133-141-07
Total Parcel Tax Value: \$2,482,320
- B. Project:** Prosperity Church Road Widening-Phase II, Parcel #149
Owner(s): Tomo Z. Ljucovic and Wife, Hazize B. Ljucovic
Property Address: 12524 Old Timber Road
Property to be acquired: 3,095 sq.ft. (0.071 ac.) of Fee Simple plus 3,059 sq.ft. (0.070 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$23,225
Remarks: This acquisition is required for the Prosperity Church Road Widening-Phase II project. Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: R-3
Use: Single Family Residential
Tax Code: 027-384-01
Total Parcel Tax Value: \$128,350

*NOTE: Condemnation Resolutions are on file in the City Clerk's Office.

- C. Project:** Albemarle Road/W.T. Harris Interchange, Parcel #124
Owner(s): James Wayne Owen and Janet E. Miller
Property Address: 8429 East W.T. Harris
Property to be acquired: 69,260 sq.ft. (1.59 ac.) of Fee Simple
Improvements: One-story building
Purchase Price: \$265,000
Remarks: This acquisition is required for the Albemarle Road/W.T. Harris Interchange project. Compensation was established by two independent, certified appraisals and an appraisal review.
Zoned: R17MF
Use: Residential
Tax Code: 109-171-04
Total Parcel Tax Value: \$118,720

Condemnations:

- D. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #18
Owner(s): Richard H. Chandler and Any Other Parties of Interest
Property Address: 3031 Selwyn Avenue
Property to be acquired: 462 sq.ft. (.011 ac.) of Permanent Sidewalk Easement and Temporary Construction Easement
Improvements: Shrubs
Purchase Price: \$1,600
Remarks: This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 175-094-42
Total Parcel Tax Value: \$98,850
- E. Project:** Sharon View Road Sidewalk Project, Parcel #20
Owner(s): John M. Haywood, Jr. and Any Other Parties of Interest
Property Address: 4949 Sharon View Road
Property to be acquired: 1,157 sq.ft. (.027 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$450
Remarks: This acquisition is required for the Sharon View Road Sidewalk project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-3
Use: Single Family Residential
Tax Code: 187-233-09
Total Parcel Tax Value: \$258,590

- F. Project:** Central Avenue Streetscape, Parcel #24
Owner(s): Evangelos S. Stassinis and Wife, Dina Stassinis and Any Other Parties of Interest
Property Address: 2933 Eastway Drive
Property to be acquired: 3,792 sq.ft. (0.087 ac.) of Fee Simple, Permanent and Temporary Construction Easement
Improvements: None
Purchase Price: \$16,712
Remarks: This acquisition is required for the Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-1
Use: Commercial
Tax Code: 101-161-13
Total Parcel Tax Value: \$502,410
- G. Project:** Central Avenue Streetscape, Parcel #48
Owner(s): Shick Ngon Lee and Wife, Lai Ngor Lee and Any Other Parties of Interest
Property Address: 4729 Central Avenue
Property to be acquired: 2,798 sq.ft. (0.065 ac.) of Fee Simple, Permanent and Temporary Construction Easement
Improvements: Light, Sign, Landscape
Purchase Price: \$18,725
Remarks: This acquisition is required for the Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-1
Use: Commercial
Tax Code: 101-191-32
Total Parcel Tax Value: \$253,820
- H. Project:** Albemarle Road Streetscape, Parcel #11
Owner(s): B.V. Belk, Jr. and Any Other Parties of Interest
Property Address: 6420 Albemarle Road
Property to be acquired: 597 sq.ft. (.014 ac.) of Permanent Sidewalk Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$750

Remarks: This acquisition is required for the Albemarle Road Streetscape project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: B-2

Use: Warehouse/Industrial

Tax Code: 133-171-18

Total Parcel Tax Value: \$40,840

- I. Project:** Albemarle Road Streetscape, Parcel #12
Owner(s): B.V. Belk, Jr. and Any Other Parties of Interest
Property Address: 6424 Albemarle Road
Property to be acquired: 1,268 sq.ft. (.003 ac.) of Permanent Sidewalk Easement plus Temporary Construction Easement
Improvements: Landscaping and Entry Sign
Purchase Price: \$7,175
Remarks: This acquisition is required for the Albemarle Road Streetscape project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-2
Use: Fast Foods/Commercial
Tax Code: 133-171-16
Total Parcel Tax Value: \$408,180
- J. Project:** Neal Road/Sugar Creek Road Sidewalk, Parcel #1 and #2
Owner(s): Craig W. Hunter, Jr. and Joyce A. Hunter and Any Other Parties of Interest
Property Address: 1232 Mineral Springs Road and Northeast Corner of Mineral Springs and Neal Roads
Property to be acquired: 724 sq.ft. (0.016 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$120
Remarks: This acquisition is required for the Neal Road/Sugar Creek Road Sidewalk project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Residential
Tax Code: 047-083-11 and 12
Total Parcel Tax Value: \$56,100

- K. Project:** Neal Road/Sugar Creek Road Sidewalk, Parcel #8
Owner(s): Daniel J. Crowley and Carol E. Crowley and Any Other Parties of Interest
Property Address: 7206 Neal Road
Property to be acquired: 994 sq.ft. (0.023 ac.) of Permanent Drainage Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$240
Remarks: This acquisition is required for the Neal Road/Sugar Creek Road Sidewalk project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Residential
Tax Code: 047-085-44
Total Parcel Tax Value: \$154,730
- L. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #5
Owner(s): BellSouth Telecommunications, Inc. and Any Other Parties of Interest
Property Address: 3030 Selwyn Avenue
Property to be acquired: 767 sq.ft. (.018 ac.) of Fee Simple, Permanent Sidewalk Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$3,475
Remarks: This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-5
Use: Utility/Telecommunications
Tax Code: 175-151-33
Total Parcel Tax Value: \$5,000
- M. Project:** North Tryon Sidewalk Package 14, Parcel #10
Owner(s): Lopa Mudra Associates, Inc. and Any Other Parties of Interest
Property Address: 6001 North Tryon Street
Property to be acquired: 5,961 sq.ft. (0.135 ac.) of Permanent Sidewalk and Utility Easement and Temporary Construction Easement
Improvements: Cinder Block, Wrought Iron Fence and Sign Base
Purchase Price: \$14,000

Remarks: This acquisition is required for the North Tryon Sidewalk Package 14 project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: B-2

Use: Motel

Tax Code: 089-231-14

Total Parcel Tax Value: \$444,370

- N. Project:** Neal Road/Sugar Creek Road Sidewalk, Parcel #34
Owner(s): Emilio Medina and Wife, Patricia L. Medina and Any Other Parties of Interest
Property Address: 1721 West Sugar Creek Road
Property to be acquired: 1,872 sq.ft. (.043 ac.) of Permanent Sidewalk Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$440
Remarks: This acquisition is required for the Neal Road/Sugar Creek Road Sidewalk Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-4
Use: Residential
Tax Code: 045-104-06
Total Parcel Tax Value: \$14,400
- O. Project:** Neal Road/Sugar Creek Road Sidewalk, Parcel #26
Owner(s): Donna W. Oh and Any Other Parties of Interest
Property Address: 1535 West Sugar Creek Road
Property to be acquired: 631 sq.ft. (.014 ac.) of Permanent Sidewalk Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$110
Remarks: This acquisition is required for the Neal Road/Sugar Creek Road Sidewalk Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-4
Use: Residential
Tax Code: 045-081-06
Total Parcel Tax Value: \$11,000

32. Meeting Minutes

Action: Approve the titles, motions and votes reflected in the Clerk's record as the minutes of:

- **March 18, 2002 Zoning Meeting**